

TOWNSHIP OF FERGUSON

3147 Research Drive • State College, Pennsylvania 16801
Telephone: 814-238-4651 • Fax: 814-238-3454
www.twp.ferguson.pa.us

**Pine Grove Mills Small Area Plan Advisory Committee
Regular Meeting Minutes
Thursday, November 17, 2022
4:00 p.m.**

Zoom Link: <https://us02web.zoom.us/j/82033558920>

ATTENDANCE

The Pine Grove Mills Small Area Plan Advisory Committee held a regular meeting on Thursday, November 17, 2022, via Zoom. In attendance were:

Committee: Matt Heller, Chair; Paul Tomkiel, Vice Chair; Jordon Robb

Staff: Jenna Wargo, Director of Planning and Zoning; Kristina Bassett, Community Planner; Jeff Ressler, Zoning Administrator; Liza Ruhf, Planning and Zoning Administrative Assistant

Citizens: Melvin Westerman; Chenyu Zhao

I. CALL TO ORDER

Mr. Heller called the Pine Grove Mills Small Area Plan Advisory Committee Regular Meeting to order at 4:04 p.m.

II. CITIZEN'S INPUT

No citizens provided input.

III. APPROVAL OF MINUTES

Mr. Robb moved that the Pine Grove Mills Small Area Plan Advisory Committee approve the October 27, 2022, Regular Meeting Minutes. Mr. Tomkiel seconded the motion.

IV. UNFINISHED BUSINESS

1. PINE GROVE MILLS BANNER REVIEW

Jenna Wargo, Director of Planning & Zoning

Ms. Wargo shared examples of some designs for 'seasonal' banners that would be hung on the streetlights in Pine Grove Mills. The group discussed the options. Ms. Wargo stated that once everyone would be in agreement, she would place the order.

V. NEW BUSINESS

1. VILLAGE ZONING DISTRICT MAP AMENDMENT

Jenna Wargo, Director of Planning & Zoning

Mr. Heller stated that they would revisit this topic when everyone would be present. Ms. Wargo summarized the proposed changes and uses in each zoning district and the pros and cons of changing the districts. Ms. Wargo shared the map of the proposed district boundary. Ms. Wargo discussed consolidating lots and the resulting uses. Mr. Robb discussed the meeting to connect with residents to help them understand the opportunity. Mr. Ressler discussed the differences between Village (V), Single-Family Residential (R1), and General Commercial (C) zoning districts. Mr. Westerman voiced his opinion about expanding the Village and was not in favor of the changes. Mr. Tomkiel discussed areas that might be wetlands.

2. REVIEW AND APPROVAL OF THE 2023 PINE GROVE MILLS SMALL AREA PLAN ADVISORY COMMITTEE MEETING CALENDAR

Jenna Wargo, Director of Planning & Zoning

Ms. Wargo shared the draft of the 2023 Pine Grove Mills Small Area Plan Meeting Calendar. The December meeting was moved to December 14, 2023.

Mr. Robb moved that the Pine Grove Mills Small Area Plan Advisory Committee approve the 2023 calendar with the December 14 change. Mr. Tomkiel seconded the motion.

3. REVIEW AND APPROVAL OF THE 2023 PINE GROVE MILLS SMALL AREA PLAN ADVISORY COMMITTEE WORK PROGRAM

Jenna Wargo, Director of Planning & Zoning

Ms. Wargo shared the draft of the 2023 Pine Grove Mills Small Area Plan Work Program. Ms. Wargo stated that they did not have to move on the draft since the entire committee was not present. The item was tabled until the December meeting.

4. KEYSTONE MARKER DISCUSSION

Paul Tomkiel, Public Infrastructure/Multimodal Transportation

Mr. Tomkiel reported that he had looked further into the Keystone Marker program and he had discovered that they would need two markers, one at the eastern end and one at Shingletown road. He stated that the sign could say "Founded in 1802" and "Pine Grove Mills was named after the two mills". Ms. Bassett reported that she also had investigated and had found no other reference to Pine Grove Mills. Mr. Tomkiel would reach out to the Keystone Marker Trust.

5. PINE GROVE MILLS SMALL AREA PLAN IMPLEMENTATION UPDATE

The Committee divided up the Action Steps described in the Small Area Plan based on general categories. As a reminder, the responsibility of each "champion" is to oversee their respective categories and ensure the Action Steps are prioritized and implemented in accordance with the goals described in the plan document and work program. The following are the categories for each Committee member:

Land Use/Regulatory/Recreation

- Mr. Robb reported that at the previous meeting they had discussed having a preliminary town hall meeting and conducting a doodle poll; Ms. Wargo stated that Ms. Grove needed to provide potential dates that Pine Grove Hall would be available first.

Community Engagement/Events

- Ms. Grove was not present.

History and Heritage

- Ms. Holliday was not present.

Public Infrastructure/Multimodal Transportation

- Mr. Tomkiel had no additional input.

Economic Development

- Mr. Heller reported that the Milesburg museum would be interested in having a conversation.

Follow the link below to access the web tracker:
[Pine Grove Mills Small Area Plan Action Steps Tracker](#)

VI. STAFF UPDATE

Ms. Wargo reported that the Township had had a rush of land development plans submitted recently.

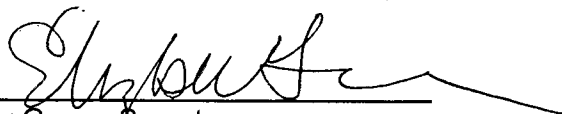
VII. OPEN DISCUSSION

Mr. Robb revisited the parking striping; Mr. Heller reported that they had talked with Mr. Modricker, Public Works Director, and he had informed them that no color would be permitted and there were regulations that would need to be followed. Mr. Heller revisited the proposed Village district and developing a document about the proposal, the advantages, the process, etc.

VIII. ADJOURNMENT

Mr. Heller moved that the Pine Grove Mills Small Area Plan Advisory Committee Regular Meeting be adjourned. Mr. Tomkiel seconded the motion. The meeting was adjourned at 5:37 p.m.

RESPECTFULLY SUBMITTED,



Liz Grove, Secretary

Pine Grove Mills Small Area Plan Advisory Committee